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#2004 108 9 AV SW, Downtown, Calgary, Alberta T2P3H9

\$4,250,000

Listing ID: C3640664

2 + 0  3 **Property Type**

Single Family

Building Type

Apartment

Storeys

2

Neighbourhood Name

Downtown

Title

Condominium/Strata

Built in

2009

Parking Type

Indoor (1), Indoor (2), Parking Space(s), Underground

Show measurements in Imperial

Description

Le Germain is an architecturally stunning complex in the heart of downtown, with an enviable selection of amenities, beautifully appointed modern interiors and breathtaking views of Calgary's vibrant skyline. With distinctive Groupe Germain signature architecture this masterpiece is luminous and modern, incorporating glass, natural stone, works of art and creative details all inspired by the city that surrounds it. The unsurpassed first class amenities have the residents reaping the benefits of a world class spa, fitness facility, sauna, 24 hour security, car & pet wash, housekeeping, catering & room service. This 2 storey 3400 sq ft 3 patio penthouse in the sky offers stunning design by Doug Cridland where every room is a masterpiece. This unit can be easily be connected to the one below, resulting in a superb 3 storey dream residence creating one of Calgary's most exciting condos to date. Owner has permission to enclose all 3 parking stalls in the parkade. This is a bespoke residence rarely available.

Details

Amenities Nearby

Shopping, Schools

Features

Elevator, Balcony

Maintenance Fees

\$1,800 Monthly

Parking Type

Indoor (1), Indoor (2), Parking Space(s), Underground

Pool Type

Indoor pool

Utility Type

Cable - Available

View

City view, View

Building

Bathrooms (Partial) 1	Bathrooms (Total) 3	Bedrooms - Above Grade 2
Cooling Central air conditioning	Exterior Finish Metal, Wood	Fire Protection Security guard
Fireplace 1	Floor Space 2587 sqft	Heating Type Forced air, Radiant heat
Style Attached		

Rooms

Level	Type	Dimensions
Upper Level	Master bedroom	4.37 m x 4.60 m
	Bedroom	2.99 m x 5.28 m
	Den	2.06 m x 4.72 m
	Living room	11.00 m x 4.88 m
Main level	Kitchen	4.65 m x 5.94 m

Walk Score®

Walk Score®:
Walker's Paradise

97



John Hripko CCS CERC
Relocation Specialist™ CERP
Certified Negotiation Expert
e-PRO FRI SRES TRC

Associate

☎ 403-245-4477



Josh Nelson CCS
Associate

☎ 403-245-4477

ROYAL LEPAGE FOOTHILLS

200, 1016 68 AVENUE S.W.
CALGARY, AB T2V4J2

☎ 403-249-4322

Fax: 403-252-2653

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Data provided by : Calgary Real Estate Board

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